

Prison Development Commission (PDC)
Recommendations to the Division of Facilities Construction and Management (DFCM)
Regarding the Development of a New Correctional Facility

As adopted November 5, 2015

A. Project Delivery Method

In the DFCM's selection of a delivery method for the design and construction of a new correctional facility, the PDC recommends that the DFCM select and use the project delivery method that is the most likely to:

1. Deliver a state-of-the-art, quality correctional facility that:
 - a. promotes the state's Criminal Justice Reinvestment Initiative;
 - b. facilitates successful offender rehabilitation and reintegration into the community;
 - c. ensures the safety of staff, volunteers, and the public;
 - d. protects the constitutionally guaranteed rights of offenders;
 - e. will be useable for decades in the future;
 - f. ensures operational efficiency over the life of the facility; and
 - g. is completed within four years from the date of property acquisition and at or under the project's budget.
2. Ensure that the goals and expectations of the Utah Department of Corrections are addressed at all project phases.
3. Use Utah workers, suppliers, and firms as much as possible.
4. Ensure that the correctional facility is constructed and designed to be operated in an environmentally responsible manner.
5. Incorporate a variety of innovative design options, solicited from a broad range of participants, through a competitive design and selection process.
6. Appropriately balance control and risk between the state and its contractors and minimize the state's risk for errors, omissions, and ambiguities.
7. Include a project warranty that is consistent with industry best practices.

B. Management of the Construction Process

The PDC recommends that the DFCM retain the services of a firm as soon as possible to act as a program manager/construction manager advisor during the life of the project. This firm should have a proven track record of successful programming and management of large-scale and complex public sector projects, including experience with large correctional facilities, and be selected through a qualifications-based procurement process.

C. Compliance with State Law and Ethical Conduct in the Procurement Process

It is the intent of the PDC that the DFCM execute the procurement process associated with this project in the highest ethical standard and in strict accordance with state law, including the Public Officers' and Employees' Ethics Act.

D. Facilitating the Development of Salt Lake City's Northwest Quadrant

The PDC recommends that, to the extent practicable, the DFCM cooperate with Salt Lake City officials in the selection of utility providers and in the siting and sizing of the utility infrastructure associated with the new correctional facility to facilitate future development of the Northwest Quadrant.

E. Public Input

The PDC recommends that the DFCM's design and construction process include public input, where appropriate, regarding the programming of the new correctional facility.

F. Maintenance of the New Correctional Facility

The PDC recommends that the DFCM ensure that the new correctional facility is properly maintained over the life of the facility.